GSA		PROJECT C	Area (USF) =	37,000		
		PROJECT TITI Edward R	oybal Federal Building	(USDC)	PROJECT TYPE:	
		LOCATION:		Repair and Alterations	_	
		CITY, STATE Los Angel	es, California			
			RESPONSIBLE PARTY		PROGRAM AREA:	Federal Building
ESTIMAT	TE PREPARED BY:	Kamel S. Khalil	Cost Eng			
ESTIMAT	TE REVIEWED		GSA Project Mgt		CURRENT	Final Concept
	BY:		OSA 1 Toject Mgt	_	SUBMITTAL:	r mai Concept
WBS CODE		UNIFORMAT SYSTEM E	LEMENTS	SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
	Foundations					
	Basement Con			(b) (4)		
	Superstructure			(D) (4)		
	Exterior Closu Roofing	ire				
	Interior Constr	ruction		(b) (4)		
	Stairs	ruction		(D) (T)		
	Interior Finish	es		(b) (4)		
	Conveyance S					
	Plumbing	,		(b) (4)		
	HVAC			(b) (4)		
D40	Fire Protection	1		(b) (4)		
D50	Electrical			(b) (4)		
	Equipment			(b) (4)		
	Furnishings					
	Special Constr			(b) (4)		
		ding Demolition		(b) (4)		
	Sitework - Bui	ıldıng Related n-Building Related				
A G20	SHEWOIK - INO	Sub T	A	\$3,744,497	\$4,939,938	\$101
В	Contino	ency - Unknown Site/Design:	В	42,111,121	¥ 1,0 2 2 ,0 2 2	
	Conting			60.544.405		
C D	Ger	Subtotal neral Conditions, Profit, Bond	A + B 15% C	\$3,744,497 \$561,675		\$101 \$15
E	Gel	Phasing Premium, etc	13% C	\$301,073		D 13
F		Subtotal	C + D + E	\$4,306,172		\$116
G	Special Use	Tax (Gross Receipts Tax, etc)	F			
Н	Current Estimated Construction Award F + G		$\mathbf{F} + \mathbf{G}$	\$4,306,172	1	\$116
I	Escalation to Construction Award 14.7%		14.7% H	\$633,767		\$17
	Estimated Co	st of Construction at Award				
J		ECCA	G+H	\$4,939,938		\$134
K + L	Constructio	n Contingency & Reservation	J			
M		Subtotal	J + K + L	\$4,939,938		\$134
N		Art-In-Architecture	M			
O		EISA Requirement	0.00% M+N			
	Estimated C	Construction Cost				

P		ECC		M + N	1 + O	\$4,939,938		\$134
S			EDRC	13.18%	P	\$650,989		\$18
W	EMIC				P			
A1	ESC (Est. Site Cost)		ite Cost)					
A2		ETPC		O + S + Y	W + A1	\$5,590,927		\$151
Escalation Rate Used:								
	Current Date:	12-May-14		Basis Date	of Estimate:	12-May-14	Const. Mid-Point Date:	1-Jan-18

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FY 2014 PBS Cost Estimating Workbook

GSA	PROJECT C		Area (USF) =	51,000	
	PROJECT TITI Edward R	ovbal Federal Building	(USBC)	PROJECT TYPE:	
	LOCATION:	()	Repair and Alterations	-	
	CITY, STATE Los Angel	es, California		Trepair and Arcerdatoris	
		RESPONSIBLE PARTY		PROGRAM AREA:	Federal Building
ESTIMATE PREPARED BY:	Kamel S. Khalil	Cost Eng			
ESTIMATE REVIEWED BY:		GSA Project Mgt	-	CURRENT SUBMITTAL:	Final Concept
WBS CODE	UNIFORMAT SYSTEM E	LEMENTS	SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
A10 Foundations			(b) (4)		
A20 Basement Co	onstruction		(b) (4)		
B10 Superstructu			(b) (4)		
B20 Exterior Clos	sure		(b) (4)		
B30 Roofing			(b) (4)		
C10 Interior Cons	struction		(b) (4)		
C20 Stairs	1		(b) (4)		
C30 Interior Finis			(D) (4)		
D10 Conveyance D20 Plumbing	Systems		(b) (4)		
D30 HVAC			(b) (4)		
D40 Fire Protection	on		(b) (4)		
D50 Electrical			(b) (4)		
E10 Equipment			(D) (4)		
E20 Furnishings			(b) (4)		
F10 Special Cons	struction		(b) (4)		
F20 Selective Bu			(b) (4)		
G10 Sitework - B			(b) (4)		
	on-Building Related		(b) (4)	06.010.165	.
A	Sub T	A	\$5,164,639	\$6,813,465	\$101
B Contin	ngency - Unknown Site/Design:	0% B	\$0		\$0
С	Subtotal		\$5,164,639		\$101
	eneral Conditions, Profit, Bond	15% C	\$774,696		\$15
E F	Phasing Premium, etc Subtotal	0% C C+D+E	\$0 \$5,939,335		\$0 \$116
	e Tax (Gross Receipts Tax, etc)	ı	\$0,737,333		\$0
_	Estimated Construction Award		\$5,939,335		\$116
	Cost calation to Construction Award	14.7% H	\$874,130		\$17
Estimated C	ost of Construction at Award				
J	ECCA	G+H	\$6,813,465		\$134
K + L Construct	ion Contingency & Reservation	0.0% J	\$0		\$0
M	Subtotal	J + K + L	\$6,813,465		\$134
N	Art-In-Architecture	0.0% M	\$0		\$0
0	EISA Requirement	0.00% M + N			
Estimated	Construction Cost				

P	ECC		M + N + O		\$6,813,465	\$6,813,465	
S		EDRC	13.17%	P	\$897,600		\$18
W		EMIC	0.00%	P	\$0		\$0
A1	ESC (Est. S	Site Cost)			\$0		\$0
A2	ETPC		$\mathbf{O} + \mathbf{S} + \mathbf{W} + \mathbf{A}1$		\$7,711,065		\$151
Escalation Rate Used:							
	Current Date: 12-May-14]	Basis Date o	of Estimate:	12-May-14	Const. Mid-Point Date:	1-Jan-18

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FY 2014 PBS Cost Estimating Workbook

G	PROJECT COST SUMMARY						Area (USF) =	4,000
	PROJECT TITL Edward Roybal Federal Build				l Building	(Circuit Library)	PROJECT TYPE:	
LOCATION:				es, California			Repair and Alteratic	
		CITY, STATE	Los Angen	es, Camoi ma				
				RESPONSIE	BLE PARTY		PROGRAM AREA:	Federal Building
ESTIMAT	TE PREPARED BY:	Kamel S. Kl	halil	Cost	Eng			
ESTIMAT	TE REVIEWED BY:			GSA Pro	ject Mgt	_	CURRENT SUBMITTAL:	Final Concept
WBS CODE		UNIFORMAT S	YSTEM EI	LEMENTS		SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
A10	Foundations					(b) (4)		
	Basement Con					(b) (4)		
	Superstructure					(b) (4)		
	Exterior Closu	ire				(b) (4)		
	Roofing Interior Constr	ruotion				(b) (4)		
	Stairs	ruction				(b) (4)		
	Interior Finish	es				(b) (4)		
	Conveyance S					(b) (4)		
	Plumbing					(b) (4)		
D30	HVAC					(b) (4)		
D40	Fire Protection	1				(b) (4)		
	Electrical					(b) (4)		
	Equipment					(b) (4)		
	Furnishings	4:				(b) (4)		
	Special Constr	ding Demolition				(b) (4)		
	Sitework - Bui					(b) (4)		
		n-Building Related				(b) (4)		
A			Sub T	A	1	\$406,814	\$536,691	\$102
В	Conting	gency - Unknown S	ite/Design:	0%	В	\$0		\$0
С			Subtotal	A -		\$406,814		\$102
D	Ger	neral Conditions, P	-	15%	C	\$61,022		\$15
E F		Phasing Pr	emium, etc Subtotal	0% C + I	C) + E	\$0 \$467,836		\$0 \$117
r G	Special Use	Tax (Gross Receipt		0.00%		\$407,830		\$117
	_	Estimated Construct	-					
H	Cost Escalation to Construction Award		F + G		\$467,836		\$117	
1		st of Construction		14.7%	Н	\$68,854		\$17
J		ECCA		G	·H	\$536,691		\$134
K + L	Construction	on Contingency & F	Reservation			\$0		\$0
M			Subtotal	J + K	K + L	\$536,691		\$134
N		Art-In-A	rchitecture	0.0%	M	\$0		\$0
О		EISA R	equirement	0.00%	M+N			
	Estimated C	Construction Cost						

P	ECC	M + 1	N + O	\$536,691		\$134	
S	EDR	.C 13.12%	P	\$70,400		\$18	
W	EMI	C 0.00%	% P \$0			\$0	
A1	ESC (Est. Site Cos	it)		\$0		\$0	
A2	ETPC	O + S +	O+S+W+A1			\$152	
Escalation Rate Used:							
	Current Date: 12-May-14	Basis Date	of Estimate:	12-May-14	Const. Mid-Point Date:	1-Jan-18	

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FY 2014 PBS Cost Estimating Workbook

G	SA	PROJECT C	Area (USF) =	14,000			
		PROJECT TITL Edward R	ovbal Federal	(Pre-trial)	PROJECT TYPE:		
		LOCATION:			(220 12112)	Repair and 🔻	
		CITY, STATE Los Angele	es, California			Tepan and	
			RESPONSIB	LE PARTY		PROGRAM AREA:	Federal Building
ESTIMA	TE PREPARED BY:	Kamel S. Khalil	Cost	Eng			
ESTIMA	TE REVIEWED BY:		GSA Proj	ect Mgt		CURRENT SUBMITTAL:	Final Concept
WBS CODE		UNIFORMAT SYSTEM EI	LEMENTS		SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF
A10	Foundations				(b) (4)		
	Basement Con				(b) (4)		
	Superstructure				(b) (4)		
	Exterior Closu	re			(b) (4)		
	Roofing				(b) (4)		
	Interior Constr Stairs	ruction			(b) (4)		
	Stairs Interior Finish	96			(b) (4)		
	Conveyance S				(b) (4)		
	Plumbing	ystems			(b) (4)		
	HVAC				(b) (4)		
D40	Fire Protection	ı			(b) (4)		
D50	Electrical				(b) (4)		
E10	Equipment				(b) (4)		
E20	- U				(b) (4)		
F10	-				(b) (4)		
		ding Demolition			(b) (4)		
	Sitework - Bui	lding Related n-Building Related			(b) (4)		
A G20	Sitework - Noi	n-Building Related Sub T	A		(b) (4) \$1,395,975	\$1,841,644	\$100
B	Contino	ency - Unknown Site/Design:	0%	В	\$0	¥1,041,044	\$100
	Conting	Subtotal	A+				
C D	Ger	neral Conditions, Profit, Bond	15%	С	\$1,395,975 \$209,396		\$100 \$15
E		Phasing Premium, etc	0%	C	\$0		\$0
F		Subtotal	C + D	+ E	\$1,605,371		\$115
G	_	Tax (Gross Receipts Tax, etc)	0.00%	F	\$0		\$0
Н	Current E	stimated Construction Award Cost	F +	G	\$1,605,371		\$115
I	Esca	lation to Construction Award	14.7%	Н	\$236,273		\$17
	Estimated Co	st of Construction at Award					
J		ECCA	G+	Н	\$1,841,644		\$132
K + L	Constructio	n Contingency & Reservation	0.0%	J	\$0		\$0
M		Subtotal	J + K	+ L	\$1,841,644		\$132
N		Art-In-Architecture	0.0%	M	\$0		\$0
O		EISA Requirement	0.00%	M+N			
	Estimated C	onstruction Cost					

P	ECC		M + N	I + O	\$1,841,644		\$132
S		EDRC	13.38%	P	\$246,400		\$18
W		EMIC	0.00%	P	\$0		\$0
A1	ESC (Est.	Site Cost)			\$0		\$0
A2	ETPC		O+S+W+A1		\$2,088,044		\$149
Escalation Rate Used:							
	Current Date: 12-May-14	1	Basis Date o	of Estimate:	12-May-14	Const. Mid-Point Date:	1-Jan-18

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FY 2014 PBS Cost Estimating Workbook

GSA	ESTIMATED TOTAL PROJECT COST										
	PROJECT TITLE: Edward Roybal Federal Building										
	PROJECT LOCATION: Los Angeles, California										
	Item Description Basis Quantity UOM										
ECC (Estimated Construction Cost)	<u> </u>			<u>I</u>						
A	Sub-Total UNIFORMAT System Elements				Sum All Elements	\$3,744,497					
В	Design and Site Contingency	A		%	+						
С		A + B			Sub - Total	\$3,744,497					
D	General Contractor Overhead, Profit, and Bonds	С	15%	%	+	\$561,675					
Е	Premium for GSA Project in High Rise Building In SF	С		%	+						
F		C + D + E			Sub - Total	\$4,306,172					
	Special Use Taxes (Gross Receipts Tax, etc)	F		%	+	04.206.172					
H	Escalation/Current Data To Escal Data See Summer:	F + G	14.70/	Use GSA	Sub - Total	\$4,306,172					
I	Escalation: Current Date To Escal Date - See Summary ECCA (Estimated Construction Cost At Award. Assumes Escalation to	Н	14.7%	Published Rate	+	\$633,767					
J	Construction Mid-Point)	H + I			ECCA	\$4,939,938					
K	Reservations [Note: Reservations are not used unless separate procure	ment of GFE mat	erials]								
		J		%							
		J		%							
		J		%							
	Reservation Subtotal	J		%	+ Sub-Total						
L	Construction Contingency	J	10%		+	\$493,994					
	ECC ' - (Excluding Art-In-Architecture Allowance) Subtotal	J+K+L	1070		1	\$5,433,932					
N	Art-In-Architecture	M				40,100,702					
О	EISA Requirements (Note - Select Y or N at cell F25)	M + N	0.00%	%	N						
P	ECC (Estimated Construction Cost)	M + N + O			ECC	\$5,433,932					
Q	A-E Services - Design Phase	(b) (4)	_	_	_	(b) (4)					
R	CM Services - Design Phase	(b) (4)				(b) (4)					
S	Other Cost - Design Phase (Design Build Fee)	(b) (4)				(b) (4)					
T	EDRC (Estimated Design & Review Cost)- From GSA	Look-Up Tab	le		EDRC	\$652,072					
U	A-E Services - Construction Phase										
V	CM Services - Construction Phase										
W	Other Costs - Construction Phase										
X	EMIC (Estimated Management & Inspection Cost) - F	rom GSA Loo	k-Up Table		EMIC						
Y	Land			\$							
Z	Demolition			\$	+						
A1	Relocation (Associated With Site Purchase)			\$	+						
A2	ESC (Estimated Site Cost)				ESC						
A3	ETPC (Estimated Total Project Cost)	(P+T+X+A2)	Date:	12-May-14	ETPC	\$6,086,004					